

COMMITTEE ON LANDS AND BUILDINGS

April 20, 2021

6:15 p.m.

Chairman Shaw called the meeting to order.

Matthew Normand, City Clerk, stated due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Committee is authorized to meet electronically.

The Clerk called the roll.

Present: Aldermen Shaw, Levasseur, Cavanaugh, Long

Absent: Alderman Hirschmann

4. Communication from Gerald Giovagnoli requesting to purchase two parcels located on Mooresville Road, Tax Map 856, Lots 3A and 3B.
(Note: Attached are responses from the Planning & Community Development Department, Assessor and the Tax Collector.)

***Alderman Levasseur** moved to deem the two parcels surplus to City needs and direct the Tax Collector to negotiate with the interested party. **Alderman Long** duly seconded the motion. Chairman Shaw called for a vote. The motion carried on a unanimous roll call vote.*

5. Discussion regarding the sale of the Wellington Hill land.

***Alderman Long** moved to authorize the Mayor to sign the letter of intent with Torrington Properties. **Alderman Levasseur** duly seconded the motion.*

Alderman Stewart stated I want to make a comment. I mentioned to the committee about a year ago that I have concerns about the development of this property. I know we don't have a specific proposal in hand yet and anything will have to go through the planning and zoning process but again I want to reiterate that this is only one way in and one way out of the Wellington Hill neighborhood. We have 1,000 residences up there. I am concerned about adding more traffic to the intersection of Wellington Road and Edward J. Roy Drive. This is an area that is also going to have a new gas station on the corner and a Dartmouth-Hitchcock facility that is doubling in size. I would love to there be a stipulation as part of this sale that we add a second means of egress out of this neighborhood.

Chairman Shaw stated we discussed that before when it goes before the Planning Board that can be addressed.

Alderman Long stated he is looking to put a condition on the sale. I agree with that. Before the purchase and sales agreement is drawn up, will we know what will be going there? This is just a letter of intent that is before us.

City Clerk Normand stated you are agreeing to this LOI with Torrington and as Mike Reed explained to the committee in non-public, there will be meetings with all of the departments to go over the pre-planning prior to any Planning Board proposals and prior to the P&S being signed.

Alderman Long asked Alderman Stewart is that okay if all of this has to be done before the P&S is signed. So we would still have the availability to make the sale contingent upon whatever items we want.

City Clerk Normand stated there is still another step to go.

Alderman Stewart stated if that availability exists then yes.

Chairman Shaw called for a vote. *The motion carried on a unanimous roll call vote.*

6. Discussion regarding the sale of 2 Bethel Court.

Alderman Levasseur moved to find it is in the best interest of the City to sell this property directly to the interested buyer with the covenants and use restrictions as outlined by the Solicitor's Office. **Alderman Long** duly seconded the motion.

Alderman Cavanaugh stated I agree although I think we are under the gun to do this and it seems that people had some questions. I am good if we can get some affordable housing language in there.

Chairman Shaw called for a vote. *The motion carried on a unanimous roll call vote.*

TABLED ITEMS

7. Communication from Hunter Morris regarding the purchase of 521 Maple Street.
(Note: This property was already declared surplus by the committee on 10/29/2019; attached are responses from the Planning & Community Development Department and Assessor.)

This item remained on the table.

*There being no further business, on motion of **Alderman Long**, duly seconded by **Alderman Levasseur**, the meeting was adjourned on a unanimous roll call vote.*

A True Record. Attest.



Clerk of Committee

From: [Ferruolo,JoAnn](#)
To: [McCarthy,Lisa](#)
Subject: FW: SUBJ: ACQUIRING PARCELS 856-3A AND 856-3B
Date: Friday, March 05, 2021 4:18:37 PM

JoAnn Ferruolo
Assistant City Clerk

City of Manchester
Office of the City Clerk
One City Hall Plaza
Manchester, NH 03101

Tel: 603-624-6455 Fax: 603-624-6481
E-Mail: jferruolo@manchesternh.gov

From: Ronald Giovagnoli [mailto:rpgiov@yahoo.com]
Sent: Friday, March 05, 2021 4:09 PM
To: CityClerk
Cc: DAVIDGIOVAGNOLI@HOTMAIL.COM
Subject: SUBJ: ACQUIRING PARCELS 856-3A AND 856-3B

Date: 5 May 2021

From: Gerald P. Giovagnoli

To: To whom it may concern in the City of Manchester

SubJ: AQUIRING PARCELS 856-3A AND 856-3B

Respectfully, request to inquire into the possibility acquiring parcels 856-3a and 856-3b, from the City of Manchester; as shown on the City of Manchester's assessors web site.

Contact information: Gerald P. Giovagnoli
Tel: # 401-775-1250
E-Mail g.giovagnoli@cox.net
Address: 13 Canonicus Ave
Newport, RI 02840

David Giovagnoli
Tel: 603-635-6686
E-mail: DAVIDGIOVAGNOLI@HOTMAIL.COM
Address: 725 South Mammoth Rd
Manchester, NH 03109

Thank You



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Code Enforcement Division
Community Improvement Program
Zoning Board of Adjustment

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

March 9, 2021

Alderman Barbara Shaw, Chairman
Committee on Lands and Buildings
Board of Mayor and Aldermen
One City Hall Plaza
Manchester, New Hampshire 03101

Re: Request to Purchase Lots 856-3A and 856-3B

Dear Chairwoman Shaw and Honorable Committee Members:

The City has received a request to purchase City-owned real estate, identified as Tax Map 856, Lots 3A and 3B, which are near Interstate 293 and Mooresville Road. The purpose of this letter is to provide a response from the Planning and Community Development Department (PCD), pursuant to Sections 34.15 – 25 of the Manchester Code of Ordinances.

After consultation with the Department of Public Works, PCD recommends that it would be in the City's interest to return these tax-deeded lots to the private sector. There appears to be no public purpose to which the lot would reasonably be put, and sale of the lot would further the City's policy to return surplus property to the tax rolls.

It is worth mentioning there would be multiple impediments to developing the lots, should that be the purchaser's intent. For one thing, they do not have frontage on a public street, as shown on the map included with this letter. For another, neither lot would fully satisfy the requirements of the Manchester Zoning Ordinance and would need to be merged prior to construction. Additionally, the lots seem to be at least partially encumbered by wetlands and a flood plain.

Please note that Section 34.21 of the Manchester Code of Ordinances states that City-owned lots must be declared "surplus" prior to their sale, and that the sale shall be public, unless disposal by private sale would be in the best interests of the City, is required by justice, or if other good reasons exist.

If you have any questions, staff from PCD will be available at your next meeting.

Sincerely,

Jeffrey Belanger, AICP
Senior Planner
Manchester Planning and Community Development Department

Lots 856-3A and 856-3B



0 125 250 500
Feet



Produced by the Manchester Planning and Community Development Department
for a report submitted to the Committee on Lands and Buildings

CITY OF MANCHESTER

Board of Assessors

One City Hall Plaza, West Wing
Manchester, New Hampshire 03101
Tel: (603) 624-6520 – Fax: (603) 628-6288
Email: assessors@ci.manchester.nh.us
Web: www.ManchesterNH.Gov

To: Chairman Barbara Shaw, Committee on Lands & Buildings
From: Board of Assessors
Date: March 22, 2021
Re: Map 856, Lots 3A & 3B / Mooresville Rd / City Owned Land
Request to Value Property

The Assessors have completed an analysis of the estimated market value of the above-referenced property. The following is a summary of important facts and the value estimate:

Property Location	off Mooresville Rd / south of I-293
Assessors Map/Lot	Map 856, Lots 3A & 3B
Property Owner	City of Manchester
Deed Book/Page	9117/121 & 9117/123 (Tax Deeds)
Date Acquired	October 5, 2018
Improved/Vacant	Vacant
Total Land Area	Lot 3A = 36,750 square feet. Lot 3B = 6,000 square feet
Current Zoning	Residential R-1A / Residential One Family
Overlay District	N/A
Easements / Restrictions	None known
Estimated Value	To be disclosed in non-public session (RSA 91-A:3 II(d))
Comments	Vacant parcels originally part of parcels with Mooresville Rd frontage. Original parcels bisected by I-293 corridor in the early 1960's. These two parcels are landlocked. Located adjacent to and south of I-293 between Huse Rd and S Mammoth Rd. The parcels have no road frontage and are unbuildable. The parcels also appear to have significant wetland areas. Abutters include the State of NH to the west, Eversource (fka Public Service Co of NH) to the south and 415 Farm LLC to the east. The owners of 415 Farm LLC have shown an interest in acquiring these two parcels.

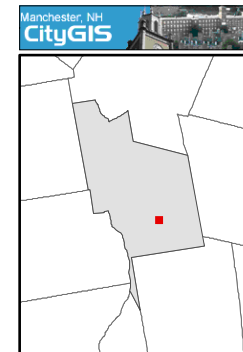
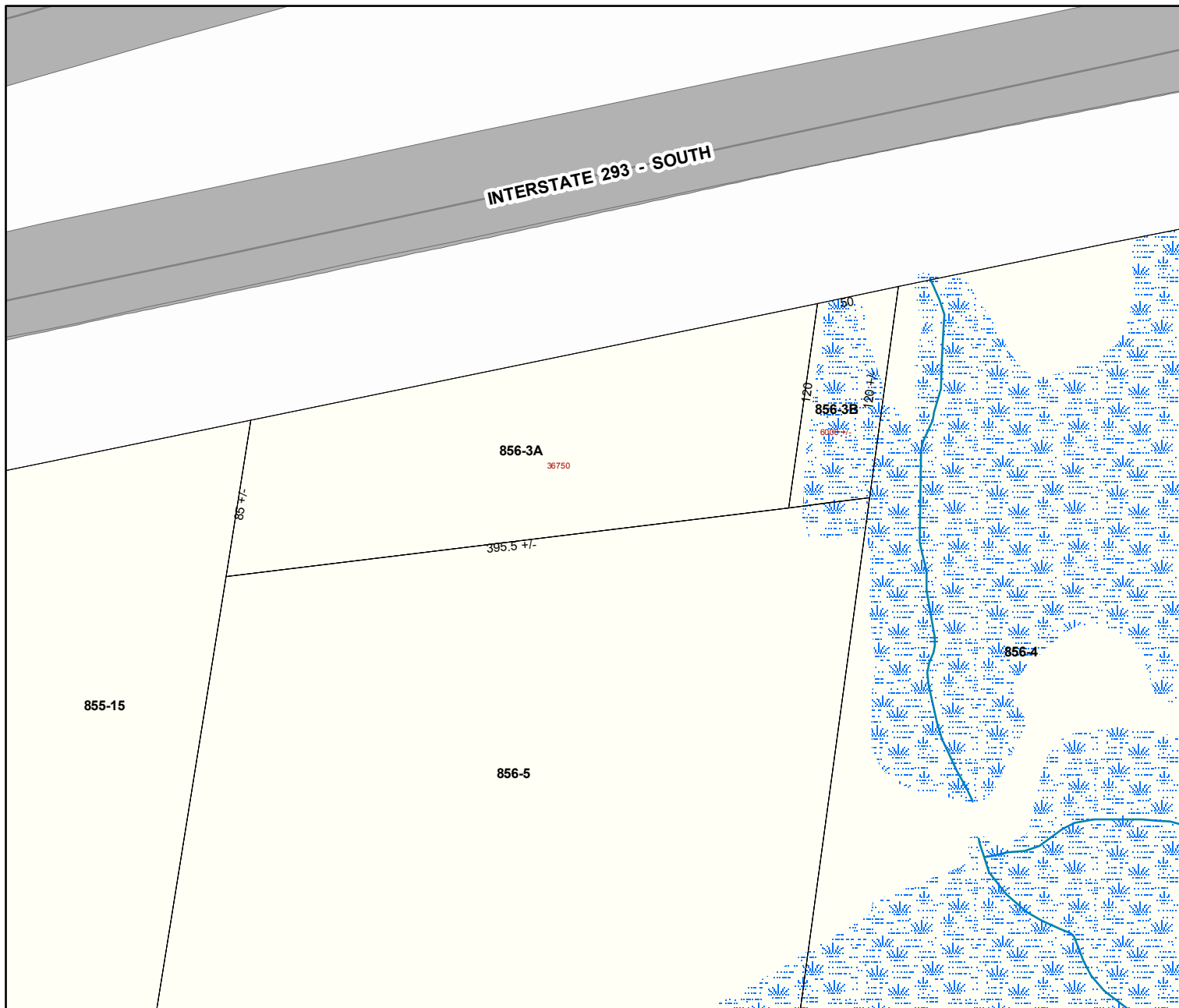
Respectfully,



Robert J. Gagne, CNHA, NHCG
Chairman

Attachments:

-Property Cards, GIS Parcel Map, GIS Zoning Map, GIS Aerial Photo Map



Area Map Showing Extent Of Map At Left



DISCLAIMER

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City of Manchester, New Hampshire - CityGIS Map Print



0 30 60 120 Feet

Property Location MOORESVILLE RD
Vision ID 26743

Account # 8251979

Map ID 0856 / 0003/A /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 9030

Print Date 3/22/2021 9:46:24 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2017 MANCHESTER, NH VISION								
						Description	Code	Appraised	Assessed									
CITY OF MANCHESTER		9 Unbuildable	7 Electric	8 None	1 Urban	EXM LAND	9030	4,400	4,400									
C/O TAX COLLECTOR ONE CITY HALL PLAZA WEST WING MANCHESTER NH 03101		SUPPLEMENTAL DATA Alt Prcl ID Land Adjus NO Voided NO Total SF 36750 Zone Frontage/D No GIS ID 856-3A				RAD OR C CAD = 730 Callback Lt Sketch Not V Land Class R Parcel Zip 03103 Assoc Pid#		Total		4,400	4,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CITY OF MANCHESTER		9117	0121	10-05-2018	U	V	593	50	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
YEATON, ALAN H		8107	2903	06-12-2009	U	V	0	20	2020	9030	4,400	2019	1320	11,500	2018	1320	11,500	
YEATON, ALAN H		8107	2893	06-11-2009	U	V	0	20										
YEATON, ALAN H		8107	2888	06-10-2009	U	I	288,000	20										
HARROD, WILLIAM		2006-	0	06-28-2007	U	I	0	1P										
		Total							4,400		Total		11,500		Total		11,500	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B		Tracing		Batch										
460																		
NOTES																		
1																		
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result			
										08-26-2020	RG			50	Map Change			
										08-23-2016	RK			40	Hearing No Change			
										06-24-2005	AM			00	Meas & Int Insp.			
										05-26-2000	RT			14	Other			
										02-18-1991				00	Meas & Int Insp.			
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value	
1	9030	TOWN VAC			36,750 SF	2.49	1.00000	1	0.05	460	1.080	CF=UB/ACCESS-LANDLOCKE		HWY	1.0000	0.12	4,400	
Total Card Land Units					1	AC	Parcel Total Land Area					1	Total Land Value					4,400

State Use 9030
Print Date 3/22/2021 9:46:24 AM

A black and white photograph of a dense forest of bare trees, likely in winter or late autumn. The trees are tall and thin, with many bare branches visible against a light sky. The ground is covered in snow or frost.

Property Location MOORESVILLE RD
Vision ID 26744

Account # 8251979

Map ID 0856/ / 0003/B /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

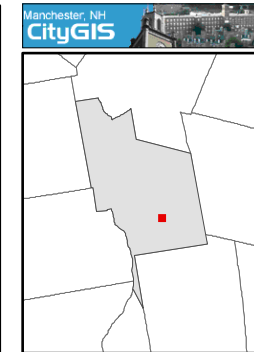
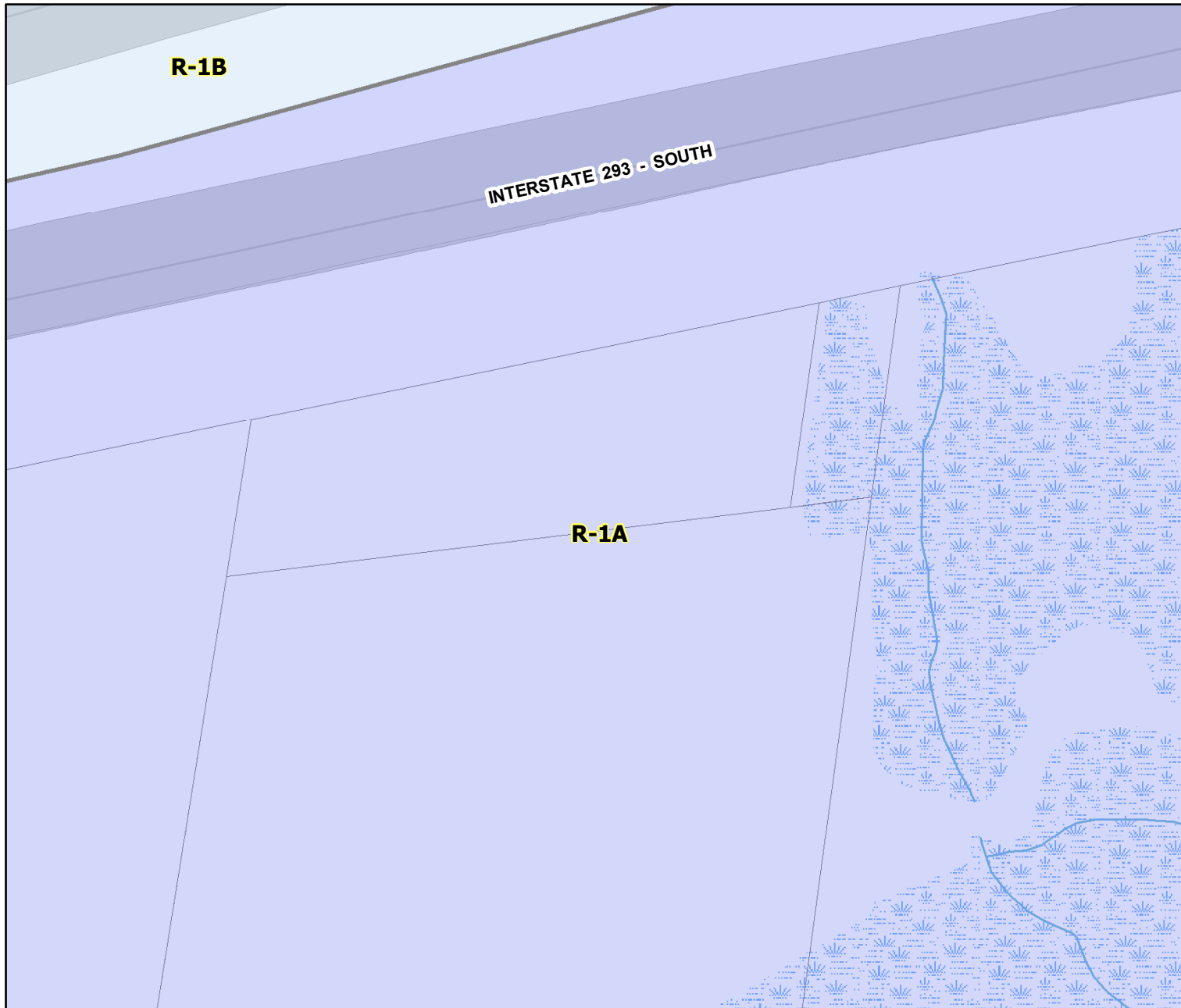
State Use 9030

Print Date 3/22/2021 9:47:20 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2017 MANCHESTER, NH VISION								
						Description	Code	Appraised	Assessed									
CITY OF MANCHESTER		9 Unbuildable	7 Electric	8 None	1 Urban	EXM LAND	9030	3,600	3,600									
C/O TAX COLLECTOR ONE CITY HALL PLAZA WEST WING MANCHESTER NH 03101		SUPPLEMENTAL DATA Alt Prcl ID Land Adjus NO Voided NO Total SF 6000 Zone Frontage/D No GIS ID 856-3B				RAD OR C CAD = 730 Callback Lt Sketch Not V Land Class R Parcel Zip 03103 Assoc Pid#		Total		3,600	3,600							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CITY OF MANCHESTER		9117	0123	10-05-2018	U	V	522	50	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
YEATON, ALAN H		8107	2903	06-12-2009	U	V	0	38	2020	9030	3,600	2019	1320	9,200	2018	1320	9,200	
YEATON, ALAN H		8107	2893	06-11-2009	U	V	0	38										
YEATON, ALAN H		8107	2888	06-10-2009	U	I	0	38										
HARROD, WILLIAM		2006-	0	06-28-2007	U	I	0	1P										
		Total							3,600		Total		9,200		Total		9,200	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00								APPRAISED VALUE SUMMARY							
											Appraised Bldg. Value (Card)					0		
											Appraised Xf (B) Value (Bldg)					0		
											Appraised Ob (B) Value (Bldg)					0		
											Appraised Land Value (Bldg)					3,600		
											Special Land Value					0		
											Total Appraised Parcel Value					3,600		
											Valuation Method					C		
											Total Appraised Parcel Value					3,600		
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				
									08-26-2020	RG			50	Map Change				
									08-23-2016	RK			40	Hearing No Change				
									06-24-2005	AM			00	Meas & Int Insp.				
									05-26-2000	RT			14	Other				
									02-18-1991				00	Meas & Int Insp.				
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value			
1	9030	TOWN VAC			6,000 SF	12.19	1.00000	1	0.05	460	1.080	CF=UB/ACCESS-LANDLOCKE	HWY	1.0000	0.59	3,600		
Total Card Land Units					0	AC	Parcel Total Land Area					0	Total Land Value				3,600	

State Use 9030
Print Date 3/22/2021 9:47:20 AM

A black and white photograph of a snowy landscape. In the foreground, a large, dark tree trunk stands on the left. A snow-covered slope rises in the middle ground, with several trees visible behind it. The background is a dense forest of trees.



Area Map Showing Extent Of Map At Left



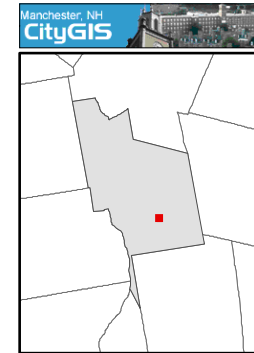
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Area Map Showing Extent Of Map At Left



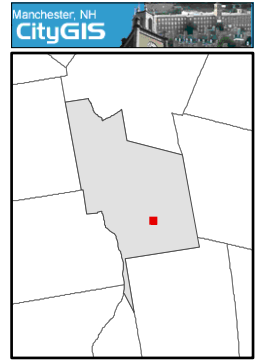
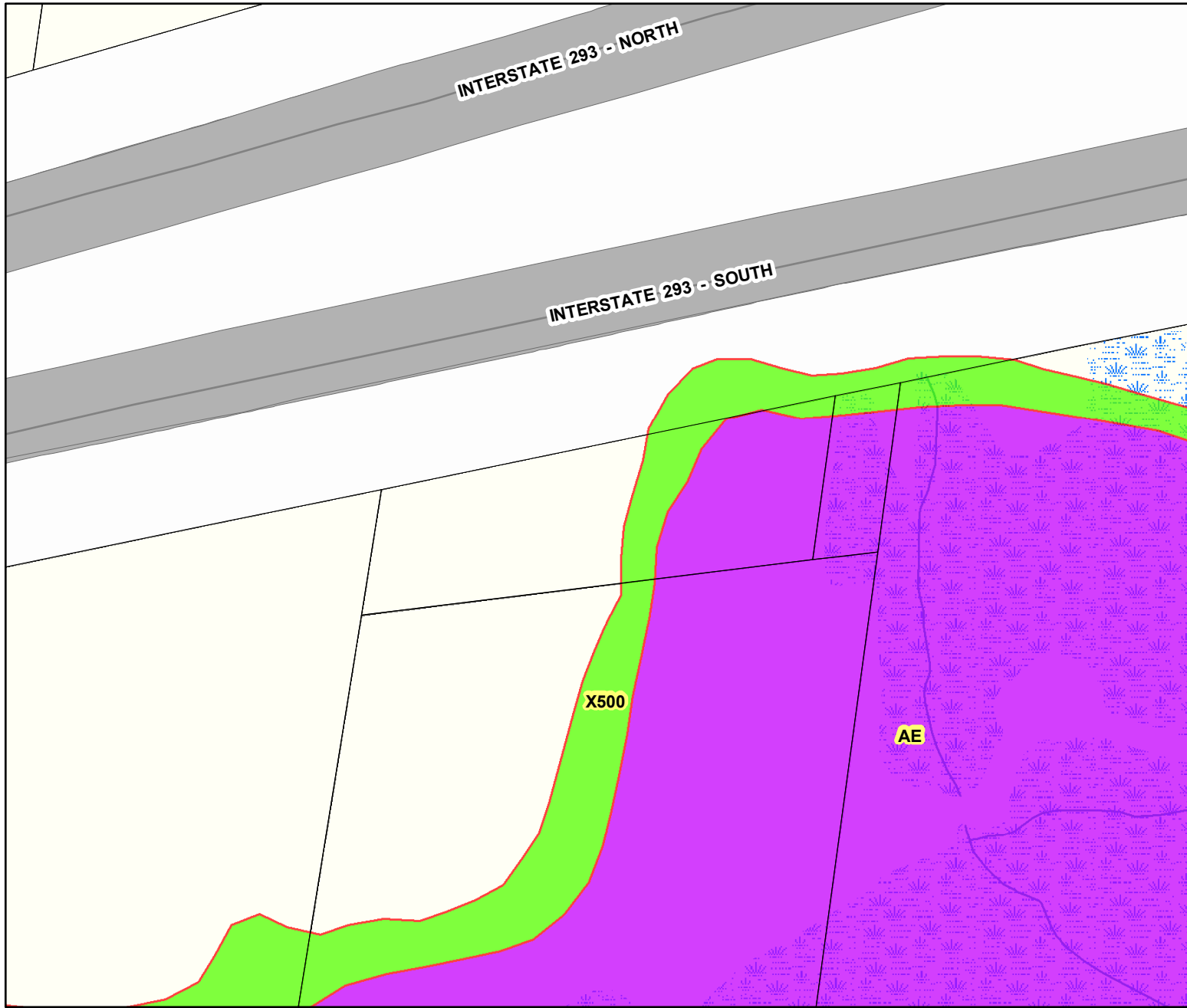
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0 30 60 120 Feet



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Brenda Masewic Adams, CTC
Tax Collector



Laura Mills
Deputy Tax Collector

CITY OF MANCHESTER TAX COLLECTOR

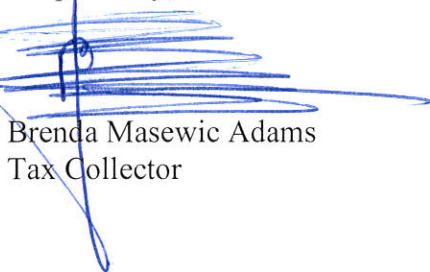
DATE: April 6, 2021
TO: Committee on Lands & Buildings
FROM: Brenda Masewic Adams, Tax Collector
RE: Map 0856, Lots 0003A & 0003B, Mooresville Rd vacant lots

<u>Map/Lot</u>	<u>Tax Deeded</u>	<u>Deed Recorded</u>	<u>Book/Page</u>	<u>Lien Date</u>	<u>Back Taxes</u>
0856/3A	10/04/2018	10/11/2018	9117/0121	05/01/2013	\$3,498.22
0856/3B	10/04/2018	10/11/2018	9117/0123	05/01/2013	\$2,838.78

These two lots were taken by tax deed for unpaid 2012 property taxes. The lots abut Interstate 293 South, PSNH, The State of NH and Mr. Giovagnoli. Since the lots are unbuildable, landlocked and contains areas of wetlands, the only interested parties would be the abutters. I therefore suggest deeming the lots surplus for disposal by sealed bid.

The Notice to Former Owner to Repurchase (RSA 80:89) is in effect until October 11, 2021. If the lots are sold prior to October 11, 2021, all excess proceeds from the sale of one or both lots will be issued to the prior owner or interpleaded with Hillsborough Superior Court for distribution amongst lienholders and the prior owner.

Respectfully,



Brenda Masewic Adams
Tax Collector

Emily Gray Rice
City Solicitor

Peter R. Chiesa
Deputy City Solicitor



Gregory T. Muller, Esq.
John G. Blanchard, Esq.
Jeremy A. Harmon, Esq.
Steven J. Ranfos, Esq.
Kathleen Broderick, Esq.
Jessica Cain, Esq.
Amy Manchester, Esq.

CITY OF MANCHESTER

MEMORANDUM

To: Barbara Shaw, Chair
From: Peter R. Chiesa *PRC*

Re: 2 Bethel Court, Affordable Housing Covenant

Date: April 14, 2021

Dear Chairwoman Shaw:

The Mayor reviewed the pending offer to purchase the City's property at 2 Bethel Court and asks your Committee to consider recommending any sale be contingent upon future use for affordable housing. To that end, I have drafted for your consideration the following language to be added to any Purchase and Sale Agreement or deed:

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING COVENANTS AND USE RESTRICTIONS:

1. The Grantee, heirs, successors, and assigns covenant that all lessees and legal tenants occupying the dwelling units shall be individuals whose combined rental and utility costs or the combined mortgage-loan debt services, property taxes, and required insurance do not exceed 30% of the gross income of persons with an annual household income that does not exceed 80% of Area Median Income, as defined by the United States Department of Housing and Urban Development;
2. These covenants and use restrictions shall remain in full force and effect for 20 years from the date certificate of occupancy issues for the described premises.
3. Any breach of these covenants and use restrictions by the Grantee or its successors shall vest the Grantor with a right of reversion to be enforced by petition in the Hillsborough County Superior Court Northern District or other Court of competent jurisdiction.

I will be available to answer any questions at your next meeting.



CITY OF MANCHESTER Board of Assessors

195 McGregor Street, Unit #201
Manchester, New Hampshire 03102
Tel: (603) 624-6520 – Fax: (603) 628-6288
Email: assessors@ci.manchester.nh.us
Web: www.ManchesterNH.Gov



Robert J. Gagne, Chairman
Michael W. Hurley

Lisa Turner
Assistant to Assessors

To: Chairman Barbara Shaw, Committee on Lands & Buildings
From: Board of Assessors
Date: April 12, 2021
Re: Map 6 Lot 3A / 2 Bethel Ct / City Owned Parcel

Dear Chairman Shaw and Committee Members:

The City has received an unsolicited purchase and sale agreement offer on City owned property located at 2 Bethel Ct. If the Committee and the full Board determines this parcel should be sold to a private party, it would need to be offered on the open market through a real estate agent, public auction or sealed bid process. It would be inappropriate to entertain or accept a direct offer from a private party without offering the parcel to the general public. The current offer should therefore be rejected pending a determination by the Committee and the full Board as to the preferred method of returning this parcel to private ownership.

I will be available at the committee's next meeting to answer any questions.

Respectfully,

Robert J. Gagne
Chairman

cc
Tax Collector
Director of Planning & Community Development
City Solicitor

Hunter Morris
Wire to Wire Technologies
66A Ashland Street, Manchester, NH 03104
603-809-6919 Hmorris@wiretowiretechnologies.com

January 11, 2021

Brenda Masewic Adams
Manchester Tax Collector's Office
One City Hall Plaza – West Wing, Manchester, NH 03101
603-624-6575

To Whom It May Concern:

My name is Hunter Morris and I am the owner of Wire to Wire Technologies, an IT company based here in Manchester, NH. I have been on the search for a property to move my growing business into and I came across 521 Maple street last year when it was listed on the market. I am writing to you at this time to express my interest in this property.

I currently live and run my business out of Manchester which makes this property location convenient. I intend to bring the property up to code and perform renovations to utilize it as a commercial space for my business. If zoning permits, I plan to explore converting this property to mix use so I can use it as my primary residence as well. The end goal would be one commercial and one residential unit. My business provides remote and onsite services so our customers would not have an impact on traffic or parking in the area.

I am a qualified buyer and have already been pre-approved by a lender. Letter available upon request. Thank you for taking the time to review this letter. If purchasing this property is possible, I look forward to hearing back on the next steps.

Sincerely,



Hunter Morris



CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing
Manchester, New Hampshire 03101
Tel: (603) 624-6520 – Fax: (603) 628-6288
Email: assessors@ci.manchester.nh.us
Web: www.ManchesterNH.Gov



Robert J. Gagne, Chairman
Michael W. Hurley

Lisa Turner
Assistant to Assessors

To: Chairman Barbara Shaw, Committee on Lands & Buildings
From: Board of Assessors
Date: February 9, 2021
Re: Map 410, Lot 35 / 521 Maple St / City Owned Office Building
Request to Value Property

The Assessors have completed an analysis of the estimated market value of the above-referenced property. The following is a summary of important facts and the value estimate:

Property Location	521 Maple St
Assessors Map/Lot	Map 410, Lot 35
Property Owner	City of Manchester
Deed Book/Page	Bk - Pg Unknown / Undetermined
Date Acquired	Unknown / Not a Tax deeded parcel
Improved/Vacant	Improved / Small Office Building (3,755 square feet)
Total Land Area	10,248 square feet
Current Zoning	B-1 / Neighborhood Business
Overlay District	N/A
Easements	None known
Estimated Value	To be disclosed in non-public session (RSA 91-A:3 II(d))
Comments	Woodframe structure believed to have originally been constructed in 1890 and currently containing approximately 3,775 square feet of gross useable office area. Used most recently by the City School District. Building would need sprinkler system installed for continued use by the District, which has abandoned the use, reportedly due to high cost of retrofitting building to current safety standards. Currently vacant. Subject site is serviced by all public utilities. Recommend discussion of value in non-public session (RSA 91-A:3 II(d)).

Respectfully,

Robert J. Gagne
Chairman

Property Location: 521 MAPLE ST

MAP ID:0410/ / 0035/ /

Bldg Name:

State Use:9200

Vision ID: 12095

Account #12404968

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:10/07/2019 09:39

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				2017 MANCHESTER, NH VISION	
CITY OF MANCHESTER		11 Suitable	1 All Public	1 Paved	9 Corner	Description	Code	Appraised Value	Assessed Value		
% CITY CLERK ONE CITY HALL PLAZA MANCHESTER, NH 03101 Additional Owners:		1 Level		5 Curb & Gutter	1 Urban	EXEMPT	9200	217,700	217,700		
				6 Sidewalk		EXM LAND	9200	99,000	99,000		
SUPPLEMENTAL DATA						EXEMPT	9200	1,400	1,400		
Other ID: Land Adjust NO Voided NO Total SF 10248 Zone Frontage/Dep No GIS ID: 410-35						RAD OR CADCAD = 720 Callback Ltr Sketch Note Land Class E Parcel Zip 03104-4949 ASSOC PID#		Total		318,100	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)			
CITY OF MANCHESTER			03/10/2006			0		Yr.	Code	Assessed Value	
								2017	9200	217,700	
								2016	9200	217,700	
								2017	9200	99,000	
								2016	9200	99,000	
								2017	9200	1,400	
								2016	9200	1,400	
								Total:	318,100	Total:	
								Total:	318,100	Total:	
EXEMPTIONS		OTHER ASSESSMENTS									
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor		
Total:											
ASSESSING NEIGHBORHOOD											
NBHD/ SUB		NBHD NAME		STREET INDEX NAME		TRACING		BATCH			
605/A											
NOTES											
DBA-LATIN AMERICAN CENTER											
<div> <div>Appraised Bldg. Value (Card)</div> <div>217,700</div> </div> <div> <div>Appraised XF (B) Value (Bldg)</div> <div>0</div> </div> <div> <div>Appraised OB (L) Value (Bldg)</div> <div>1,400</div> </div> <div> <div>Appraised Land Value (Bldg)</div> <div>99,000</div> </div> <div> <div>Special Land Value</div> <div>0</div> </div> <div> <div>Total Appraised Parcel Value</div> <div>318,100</div> </div> <div> <div>Valuation Method:</div> <div>C</div> </div> <div> <div>Adjustment:</div> <div>0</div> </div> <div> <div>Net Total Appraised Parcel Value</div> <div>318,100</div> </div>											
BUILDING PERMIT RECORD											
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	
									11/14/2005		
									10/14/2000		
									05/30/1991		
VISIT/ CHANGE HISTORY											
									IS	ID	
									DP	02	
									DP	01	
									00	00	
									Purpose/Result		
									2nd Visit Not Home		
									Meas/Int Estimate		
									Meas & Int Insp.		
LAND LINE VALUATION SECTION											
B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S A	C. Factor	
1	9200	NON PROFIT MDL-94				10,248 SF	7.73	1.0000	1	1.00	
										605	
										1.25	
										Notes- Adj	
										Rec Y/N	
										CU Cond	
										Special Pricing	
										Adj. Unit Price	
										Land Value	
										9.66	
										99,000	
Total Card Land Units:						0.24 AC	Parcel Total Land Area:				0.24 AC
										Total Land Value:	99,000

Property Location: 521 MAPLE ST

MAP ID:0410/ / 0035/ /

Bldg Name:

State Use:9200

Vision ID: 12095

Account #12404968

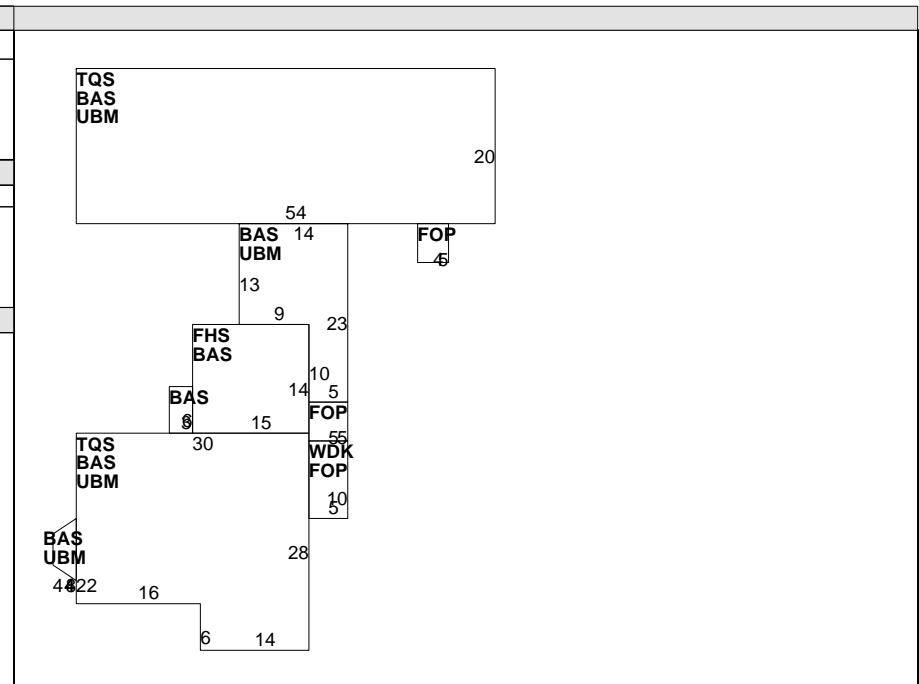
Bldg #: 1 of 1

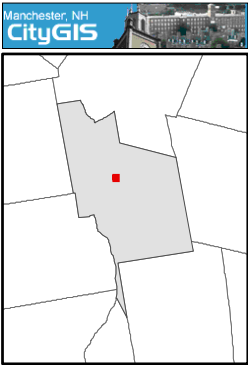
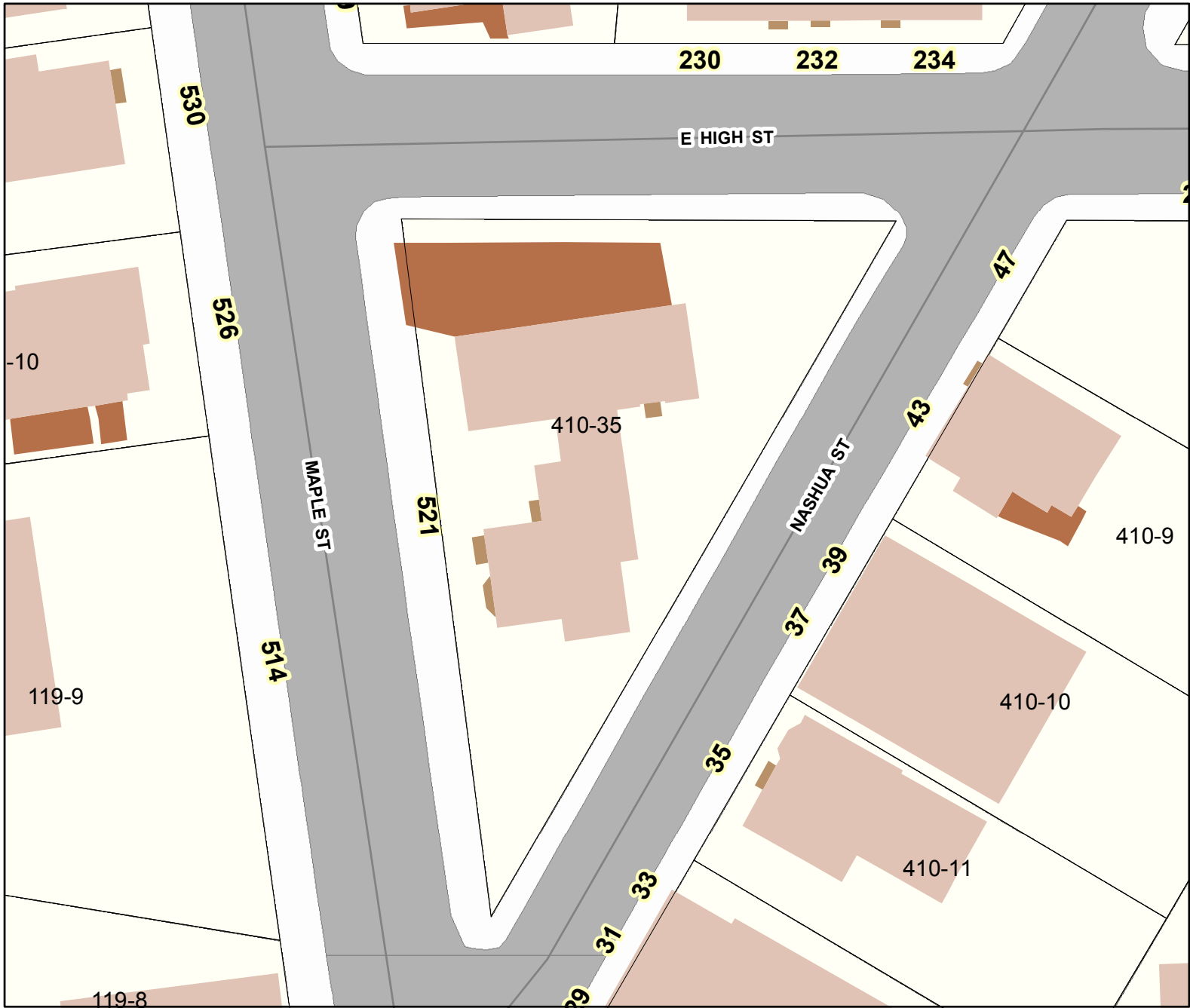
Sec #: 1 of 1

Card 1 of 1

Print Date:10/07/2019 09:39

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Style	18		Office Bldg									
Model	94		Commercial									
Grade	04		Average +05									
Stories	1.75											
Occupancy	1			MIXED USE								
Exterior Wall 1	25		Vinyl Siding	Code	Description		Percentage					
Exterior Wall 2				9200	NON PROFIT MDL-94		100					
Roof Structure	03		Gable/Hip									
Roof Cover	03		Asph/F Gls/Cmp									
Interior Wall 1	03		Plastered	COST/MARKET VALUATION								
Interior Wall 2				Adj. Base Rate:		78.67						
Interior Floor 1	14		Carpet									
Interior Floor 2	05		Vinyl/Asphalt									
Heating Fuel	02		Oil									
Heating Type	05		Hot Water	Replace Cost		340,099						
AC Type	01		None	AYB		1890						
				EYB		1980						
Bldg Use	9200		NON PROFIT MDL-94	Dep Code		AV						
Total Rooms				Remodel Rating								
Total Bedrms	00			Year Remodeled								
Total Baths	0			Dep %		36						
				Functional ObsInc		0						
				External ObsInc		0						
				Cost Trend Factor		1						
Heat/AC	00		NONE	Condition								
Frame Type	02		WOOD FRAME	% Complete								
Baths/Plumbing	02		AVERAGE	Overall % Cond		64						
Ceiling/Wall	06		CEIL & WALLS	Apprais Val		217,700						
Rooms/Prtns	02		AVERAGE	Dep % Ovr		0						
Wall Height	8			Dep Ovr Comment								
% Conn Wall				Misc Imp Ovr		0						
				Misc Imp Ovr Comment								
				Cost to Cure Ovr		0						
				Cost to Cure Ovr Comment								
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAV1	PAVING-ASPH			L	1,200	2.30	2016		0		50	1,400
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value	
BAS	First Floor			2,302		2,302	2,302				181,103	
FHS	Half Story, Finished			105		210	105				8,261	
FOP	Porch, Open			0		95	24				1,888	
TQS	Three Quarter Story			1,368		1,824	1,368				107,623	
UBM	Basement, Unfinished			0		2,074	519				40,831	
WDK	Deck, Wood			0		50	5				393	
Ttl. Gross Liv/Lease Area:				3.775		6.555	4.323				340,099	





Area Map Showing Extent Of Map At Left

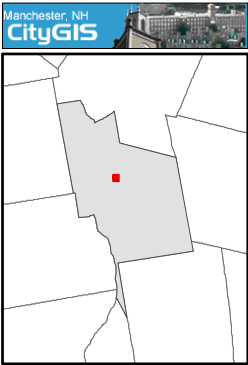
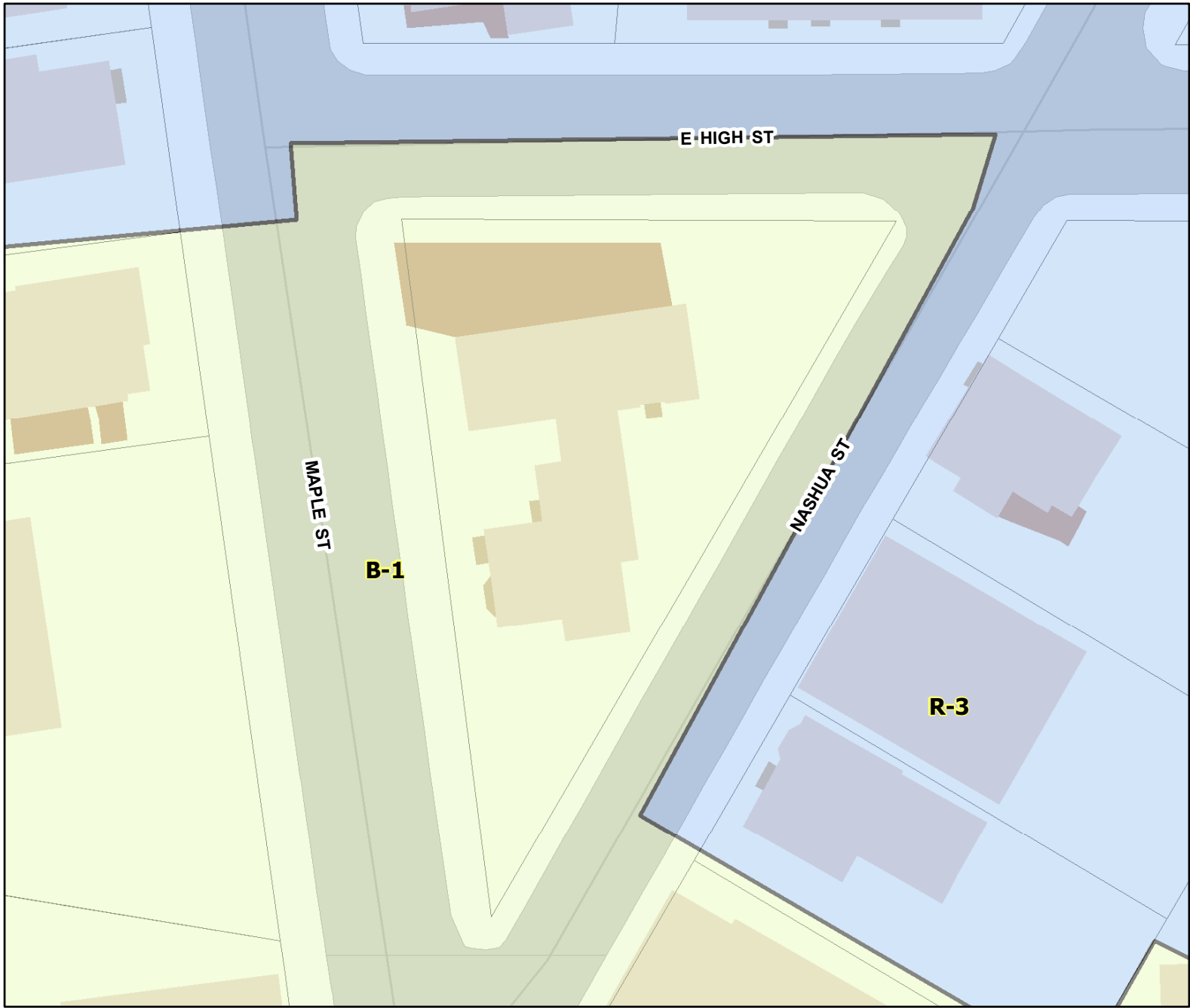


DISCLAIMER

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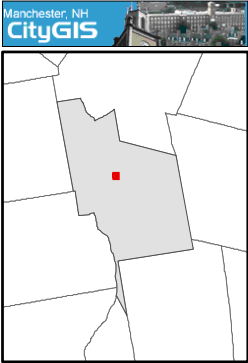


0 12.5 25 50 Feet



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CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Leon L. LaFreniere, AICP
Director

Planning & Land Use Management
Building Regulations
Code Enforcement Division
Community Improvement Program
Zoning Board of Adjustment

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

February 9, 2021

Alderman Barbara Shaw, Chairman
Committee on Lands and Buildings
Board of Mayor and Aldermen
One City Hall Plaza
Manchester, New Hampshire 03101

Re: Request to Purchase 521 Maple Street, Tax Map 410 Lot 35

Dear Chairwoman Shaw and Honorable Committee Members:

The City has received a request to purchase the City-owned real estate referenced above. The purpose of this letter is to provide a response from the Planning and Community Development Department (PCD), pursuant to Sections 34.15 – 25 of the Manchester Code of Ordinances.

As shown on the map included with this letter, the property is a triangular-shaped parcel located at the intersection of Maple Street, Nashua Street, and East High Street. It is occupied by a two-story, 6,500-square-foot building, which was most recently used by the School District. Before that, the City leased it to the Latin American Center, Inc. for decades. The School District left the building more than a year ago, as it did not have a sprinkler system. It has been unoccupied since.

Due to the lack of use that the City has for the building and the expense of installing a sprinkler system, PCD recommends that it would be in the City's best interest to determine the property "surplus," pursuant to Sections 34.21–22 of the Code, and sell it. Please note that the Code requires City-owned lots to be sold publicly, unless another manner of sale would be in the best interest of the City or required by justice.

The request letter submitted by Mr. Morris states that he would like to use the property for both his information-technology business and his residence. There may be a variance and a conditional-use permit needed from the City to accommodate the proposed uses and parking demands, which could be made contingencies of the sale.

A member of PCD staff will be available at your next meeting, should you have any questions.

Sincerely,

Jeffrey Belanger, AICP
Senior Planner
Manchester Planning and Community Development Department

Cc: Robert Gagne, Chairman, Board of Assessors
Brenda Masewic Adams, Tax Collector
Kevin Sheppard, P.E., Director of Public Works
File

521 Maple Street

East High Street

Maple Street

Nashua Street

0 12.5 25 50
Feet



Produced by the Manchester Planning and Community Development Department
for a report submitted to the Committee on Lands and Buildings